



8 Station Road, Waterbeach,  
Waterbeach, CB25 9HT

Guide price £350,000



## 8 Station Road

Waterbeach, CB25 9HT

- Large 2 bedroom Victorian
- No chain
- Walking distance to Station
- Backs onto playing fields

A 900 sq. ft 2-bedroom Victorian end of terrace, with a large garden backing onto playing fields, within walking distance of the station and with no chain.

This surprisingly spacious Victorian house needs some general updating, but has a first-floor bathroom, a good-sized kitchen and two reception rooms.

There is a living room with stripped floorboards and a wood burner, an exposed brick chimney breast and fitted cupboards either side. The dining room has an open fireplace and under-stairs storage. The kitchen is a good size and has a tiled floor, fitted cupboards, a gas cooker and dishwasher. Beyond the kitchen is a cloakroom and WC.

Upstairs, there are two double bedrooms, one of which has an original fireplace and built-in storage. There is a utility space off the landing, with a fitted cupboard, worktop, and space for





a washing machine. The bathroom does require updating, but has a shower over the bath, WC and stripped floorboards.

The house has gas central heating and some double glazing.

There is a front garden. Side access leads to the rear garden, which is an excellent size; it is mainly grass and backs directly onto the village playing fields. There is a timber shed and a brick outbuilding adjoining the house, which houses the boiler.

What3words: ///danger.bonds.jumbo

Agents note: The neighbouring property has a pedestrian right of way over the side passageway and garden to access their rear garden.

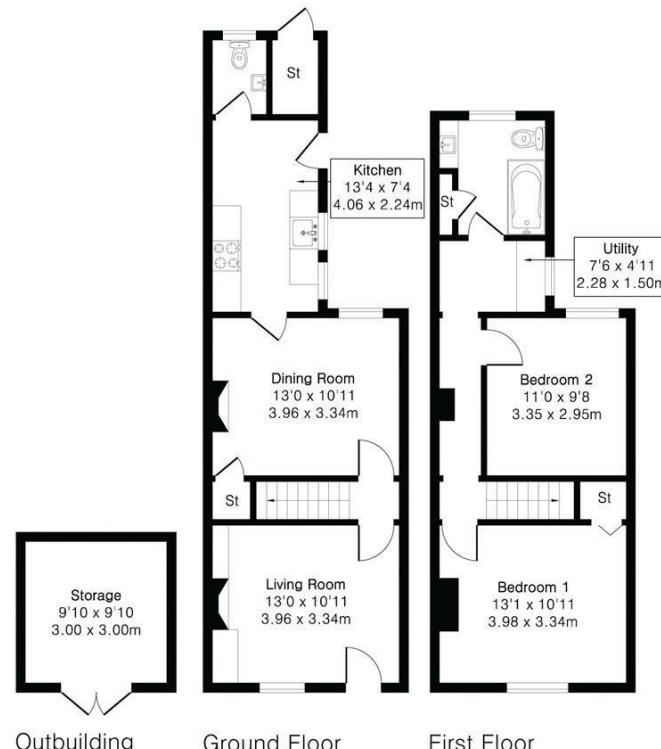


**Approximate Gross Internal Area 903 sq ft - 84 sq m  
(Excluding Outbuilding)**

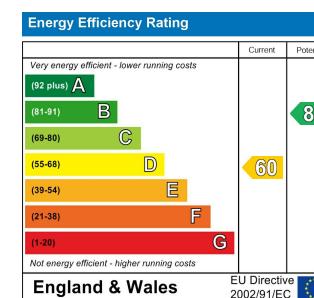
Ground Floor Area 472 sq ft - 44 sq m

First Floor Area 431 sq ft - 40 sq m

Outbuilding Area 97 sq ft - 9 sq m



### Energy Efficiency Graph



Tenure: Freehold  
Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.